










Offers Over  
**£440,000**

## 19/1 Mid Steil

Glenlockhart | Edinburgh | EH10 5XB

Forming part of an exclusive modern development in the sought after Glenlockhart area, this immaculately presented lower ground floor apartment offers well proportioned accommodation throughout with a high standard of finish. The property further benefits from an allocated parking space and a private garden, providing a desirable outdoor space. Ideally positioned for excellent local amenities, transport links and parkland, this superb home will appeal to a range of buyers including professionals and young families.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Private garden
-  Allocated parking space
-  EPC rating – C
-  Council tax band - G



## Description

Steps lead down to the secure common entrance shared with only one other, and from here you enter a welcoming hallway with decorative cornice and storage cupboards, which in turn leads to the generous lounge with turret bay window and pleasant outlook over the communal gardens. A real highlight of the home is the impressive dining kitchen which has an ample range of units and storage and a breakfast bar, a dual aspect allowing plenty of natural light to flood the room, and a door to the garden which also provides an alternative access point. The principal bedroom has built in wardrobes and a contemporary fully tiled en-suite shower room with a walk-in cubicle. There are two further bedrooms and a family bathroom with a corner bath, white suite, and heated towel rail. The property further benefits from gas central heating and double glazing.



## Extras

Included in the sale will be the induction hob and electric double oven, fridge/freezer, tumble dryer, integrated dishwasher and microwave, and garden shed.

## Gardens and Parking

The apartment enjoys a private garden, thoughtfully arranged with astro turf and a patio area, creating a neat and easily maintained outdoor space which offers a pleasant spot for dining and relaxing in the warmer months. The property is further complemented by an allocated parking space, providing added convenience.

## Factoring

xxThe communal areas and garden grounds are maintained by James Gibb at cost of approximately £374 per quarter and this also includes buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).





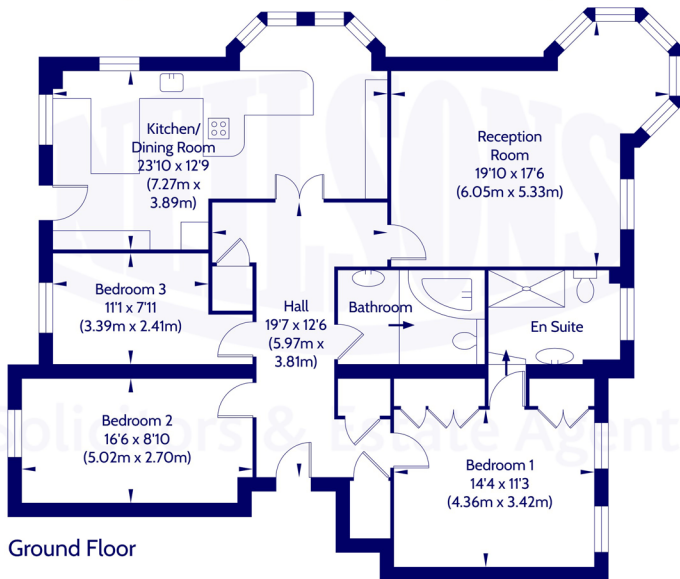
## Location

Glenlockhart is a highly sought after residential area of Edinburgh. Excellent amenities can be found in nearby Morningside which boasts a good range of specialist shops, supermarkets, banks, building societies, a library and post office. There are also a wide variety of restaurants, pubs and bars. Excellent schooling can be found within the vicinity from nursery to university level. There are many recreational facilities in the area including the Dominion cinema, golf courses, tennis clubs and delightful walks through the Hermitage of Braid, Blackford Hill and Braidburn Valley. Regular bus services run to and from the city centre and the City Bypass is easily accessible providing access to the North and South.





Approx. Gross Internal Floor Area 127 Sq M / 1366 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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